



City of Highland

DEPARTMENT OF ECONOMIC AND
COMMUNITY DEVELOPMENT
BUILDING AND ZONING DIVISION

CITY OF HIGHLAND
COMBINED PLANNING AND ZONING BOARD MINUTES
CITY HALL 1115 BROADWAY
OCTOBER 3, 2018 7:00 P.M.

1. Call to Order – **7:00 PM**
2. Roll Call
CPZB Members Present: Jim Gallatin, Deanna Harlan, William Koehnemann, Bob Vance, and Brad Korte

CPZB Members Absent: Jay Korte and Shirley Lodes

Staff Present: Mike McGinley, Scott Hanson, Kim Kilcauski, Brian Wilson, and Mallord Hubbard
3. General Business:
 - a) Approval of the September 5, 2018 meeting minutes
Motion to approve September 5, 2018 minutes made by Deanna Harlan, Seconded by Bob Vance. 5 Ayes, 0 Nays – Motion carried.
4. Public Comment Section
No public comments received.
5. Public Hearings and Items Listed on the Agenda
Chairperson Korte administered the witness oath to several members of the audience prior to opening any public hearings.
6. New Business
 - a) Donna Anderson and Jessie Powers of 55 Auburn Court, Unit A, Highland, IL are requesting a variance from Section 90-129 of the City of Highland Municipal Code to allow a zero lot line rather than the required 7 foot side yard setback as required by the R-2-A Multiple-Family Residential zoning district in order to convert an existing condominium duplex to a villa located at 55 Auburn Court, Unit A, Highland, IL (PIN #02-2-18-31-15-401-006.01C). **Motion to approve made by Bob Vance, Seconded by Jim Gallatin: 5 Ayes, 0 Nays. Motion carried.**
 - b) David and Susan Krev of 55 Auburn Court, Unit B, Highland, IL is requesting a variance from Section 90-129 of the City of Highland Municipal Code to allow a zero lot line rather than the required 7 foot side yard setback as required by the R-2-A Multiple-Family Residential

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zoning district in order to convert an existing condominium duplex to a villa located at 55 Auburn Court, Unit B, Highland, IL (PIN #02-2-18-31-15-401-006.02C). **Motion to approve made by Deanna Harlan, Seconded by Bill Koehnemann: 5 Ayes, 0 Nays. Motion carried.**

- c) Robert Hardy of 10326 Midgley Neiss Rd., Lebanon, IL is requesting a zoning map amendment to property at 38 Lincoln Lane, Highland, IL (PIN # 02-1-18-29-18-301-002). The petition is to rezone the property from R-1-C Single Family Residential to C-3 Highway Business District. **Motion to approve made by Jim Gallatin, Seconded by Bob Vance: 0 Ayes, 5 Nays. Motion denied.**
- d) Summit Ridge Energy (1401 Wilson Boulevard, STE 800 Arlington, VA 22209) on behalf of Grandview Farm Limited Partnership (10205 State Route 143, Marine, IL) is requesting a Special Use Permit to allow for a Solar Energy Farm on a presently unaddressed property located on the north side of Highland Road approximately 1/3 mile west of the intersection of Highland Road and Hemlock Street and zoned I Industrial District PIN# 01-1-24-06-00-000-017.002. Property is referred to as Site #1 and is comprised of approximately 14 acres. **Motion to approve made by Bill Koehnemann, Seconded by Bob Vance: 5 Ayes, 0 Nays. Motion carried.**

Motion to amend the first motion to include the Conditions of Approval within the staff report; and the entire staff report be attached to the motion as a part of the Special Use Permit for the city council's review; and that vegetation and grass growth be limited to 18".

Conditions for Approval

- i. **This Special Use Permit is perpetually granted for the sole usage of Grandview Farm Limited Partnership. Any change of Operator will require a new Special Use Permit.**
- ii. **There shall be no off-site parking.**
- iii. **The Operator shall apply for an amendment to this Special Use Permit for any future alterations, modifications, or expansions of the use or capacity to generate electricity which exceed a cumulative percentage of 20% to the Combined Planning and Zoning Board. Expansions in use or capacity of less than 20% (cumulative) can be reviewed and approved by the Building and Zoning Division and the Fire /EMS departments(s).**
- iv. **Approval should include adherence to the accompanying Site Plan and Exhibits A (Narrative Statement), B (Decommissioning Plan), and C (Vegetative Maintenance Plan).**
- v. **The applicant will provide firefighters with safety training for this type of installation at the City of Highland's request after the issuance of a site development permit.**
- vi. **Resolution of #8 "Points of Access and Interior Roadways" on Page 3 of this report to the satisfaction of the Fire Chief and EMS Chief.**

Points of Access and Interior Roadways:

Requirement: Points of access to solar energy farms and interior private access roads shall be of sufficient width to accommodate

access by emergency response vehicles, including firefighting apparatus as deemed necessary. Access points and interior roads shall be shown on a general site layout that is approved by the Highland Fire Chief and the Highland Emergency Medical Services Chief or his/her designee at the time of Special Use Permit application. An "after-hours" access plan shall be included and approved by the Fire Chief or designee. Once approved, access points and roadways shall be appropriately maintained.

Applicant's Site Plan: The applicant have responded to the request of the City EMS Chief to show a perimeter road around the exterior of Site #1. Details of the surface composition of this road are pending. In addition, the Site Plan has been updated show a lock box for emergency crew access to the site.

- vii. The Operator's failure to adhere to the conditions of the Special Use Permit will cause revocation of the same, and require immediate removal of the Solar Energy Farm operation.***

Motion for amendment made by Bob Vance, Seconded by Deanna Harlan – 5 Ayes, 0 Nays. Motion carried.

7. Calendar
- a) October 24, 2018 – Special Combined Planning and Zoning Board Meeting
 - b) November 7, 2018 – Combined Planning and Zoning Board Meeting
 - c) Adjournment - 8:28 P.M.